072.0	0006	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	894,400 / 894,400
					USE VALUE:	894,400 / 894,400
					ASSESSED:	894,400 / 894,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOUCHER JOHN & LUCIOLA
Owner 2:	
Owner 3:	
Street 1:	71 STOWECROFT ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARTA MICHAEL R & ANNE P -
Owner 2:	-
Street 1:	71 STOWECROFT ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,601 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1988, having primarily Clapboard Exterior and 2166 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6601.000	461,800		432,600	894,400
Total Card	0.152	461,800		432,600	894,400
Total Parcel	0.152	461,800		432,600	894,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.93 | /Parcel: 412.9

Legal Description

User Acct 154228

GIS Ref

GIS Ref

Insp Date 10/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 072.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	461,900	0	6,601.	432,600	894,500	894,500	Year End Roll	12/18/2019
2019	101	FV	358,300	0	6,601.	401,700	760,000	760,000	Year End Roll	1/3/2019
2018	101	FV	358,300	0	6,601.	401,700	760,000	760,000	Year End Roll	12/20/2017
2017	101	FV	358,300	0	6,601.	352,300	710,600	710,600	Year End Roll	1/3/2017
2016	101	FV	358,300	0	6,601.	321,400	679,700	679,700	Year End	1/4/2016
2015	101	FV	355,100	0	6,601.	284,300	639,400	639,400	Year End Roll	12/11/2014
2014	101	FV	355,100	0	6,601.	268,800	623,900	623,900	Year End Roll	12/16/2013
2013	101	FV	355,100	0	6,601.	255,900	611,000	611,000		12/13/2012

!6113!

PRINT

Date	Time
12/10/20	20:55:24

LAST REV

Date	Time
08/12/19	09:31:01
apro	
6113	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARTA MICHAEL R	59163-483		5/25/2012		681,250	No	No		
	19537-7		12/1/1988		335,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2015	1384	Solar Pa	21,000		9/21/2015			Install 32 solar p
3/5/2013	288	Manual	1,198	C				
9/4/2012	1106	Re-Roof	5,900	C				
10/15/2002	889	Addition	26,990	C				3 SEASON SUNROOM O

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	TTL REFUSAL	HS	Hanne S
5/24/2013	Info Fm Prmt	EMK	Ellen K
4/10/2013	Info Fm Prmt	EMK	Ellen K
8/25/2012	MLS	EMK	Ellen K
4/1/2009	Meas/Inspect	345	PATRIOT
11/23/1999	Inspected	267	PATRIOT
11/3/1999	Mailer Sent		
10/14/1999	Measured	256	PATRIOT
5/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	154228
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6601		Sq. Ft.	Site		0	70.	0.94	12									432,622						432,600	

Total AC/HA: 0.15154 | Total SF/SM: 6601 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,622 | Spl Credit | Total: 432,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	11.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	11.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13476455
Const Adj.:	0.99197996
Adj $ / SQ:	140.708
Other Features:	111033
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	518675
Depreciation:	58610
Depreciated Total:	460065

COMMENTS

PDAS. WHIRLPOOL IN EFP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

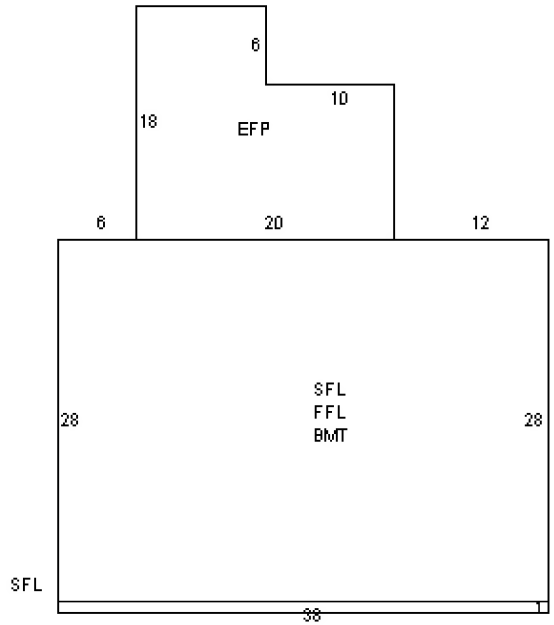
REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	154.78
Special Features:	1700	Val/Su Net:	130.82
Final Total:	461800	Val/Su SzAd	213.20

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,102	140.710	155,060
BMT	Basement	1,064	42.210	44,914
FFL	First Floor	1,064	140.710	149,713
EFP	Enclos Porch	300	36.010	10,803

Net Sketched Area:	3,530			Total:	360,490
Size Ad	2166	Gross Are	3530	FinArea	2166

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 072.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						
96	Whirl Pool	D	S	1	4	A	AV	2002	500.00	T	13.6	101			1,700			1,700

More:	N	Total Yard Items:		Total Special Featues:	1,700	Total:	1,700